

# NEW RESIDENCE FOR

- GENERAL NOTES
- DO NOT SCALE THE DRAWINGS.
  - ALL WALL DIMENSIONS ARE FACE OF STUD TO FACE OF STUD UNLESS OTHERWISE NOTED.
  - ALL WORK SHALL CONFORM TO THE BEST PRACTICE PREVAILING IN THE VARIOUS TRADES COMPRISING THE WORK.
  - ALL CONDITIONS AND DIMENSIONS SHALL BE VERIFIED IN THE FIELD AND THE CONTRACTOR SHALL BRING TO THE ATTENTION OF THE ARCHITECT ANY CONDITION OR DISCREPENCY WHICH WILL ALTER OR IMPEDE THE DESIGN AS PRESENTED ON THESE DRAWINGS BEFORE PROCEEDING WITH THE WORK.
  - ANY OMISSIONS OR CONFLICTS BETWEEN THE VARIOUS ELEMENTS OF THE WORKING DRAWINGS AND/OR SPECIFICATIONS SHALL BE BROUGHT TO THE ATTENTION OF THE ARCHITECT BEFORE PROCEEDING WITH THE WORK INVOLVED.
  - THE ARCHITECT ASSUMES NO RESPONSIBILITY FOR DAMAGE, INCLUDING STRUCTURAL FAILURE DUE TO CONTRACTOR DEFICIENCIES WITH MATERIALS AND METHODS OR ERRORS WITH COORDINATION OF THE PLANS AND SPECIFICATIONS. THE ARCHITECT ASSUMES NO RESPONSIBILITY FOR THE PLACEMENT OF BUILDING IN CONFORMANCE WITH SETBACKS, EASEMENTS, COVENANTS, OR OTHER RESTRAINTS.
  - GRADES SHOWN ARE APPROXIMATE. CONTRACTOR SHALL VERIFY ALL EXISTING ELEVATIONS PRIOR TO START OF WORK.
  - CONTRACTOR SHALL BE RESPONSIBLE TO PERFORM COORDINATION WITH STATE AND LOCAL AUTHORITIES AND UTILITIES.
  - THE CONTRACTOR SHALL PROVIDE TEMPORARY SANITARY TOILET FACILITIES THROUGHOUT CONSTRUCTION. CHEMICAL TOILETS SHALL BE OF AN APPROVED TYPE, AND SHALL BE SERVICED REGULARLY TO PREVENT CONTAMINATION OF THE AREA.
  - POOL AND SPA DESIGN BY OTHERS.
  - LANDSCAPING AND IRRIGATION DESIGN AND DETAILS BY OTHERS.
  - RETAINING WALL DESIGN AND DETAILS BY OTHERS.

Drawing List	
Sheet Number	Sheet Name
A0.1	TITLE SHEET
A0.2	SITE PLAN
A1	FLOOR PLAN
A2.1	EXTERIOR ELEVATIONS
A2.2	EXTERIOR ELEVATIONS
A3.1	BUILDING SECTIONS
A3.2	BUILDING SECTIONS
A4.1	INTERIOR ELEVATIONS
A4.2	INTERIOR ELEVATIONS
A4.3	INTERIOR ELEVATIONS
A5	SCHEDULES
E1	ELECTRICAL PLAN
S1	FOUNDATION PLAN
S2	FLOOR FRAMING PLAN
S3	ROOF FRAMING PLAN

## ABBREVIATIONS

(E)	EXISTING	E	EAST	HTG	HEATING	REINF	REINFORCED
AB	ANCHOR BOLT	EA	EACH	HDWD	HARDWOOD	REQD	REQUIRED
ABV	ABOVE	EC	EVAPORATIVE COOLER	HVAC	HEATING VENTILATION & AIR CONDITIONING	RESIL	RESILIENT
A/C	AIR CONDITIONING	EJ	EXPANSION JOINT			RM	ROOM
AC	ASPHALT CONCRETE	ELEC	ELECTRICAL	ID	INSIDE DIAMETER	RHB	RECESSED HOSE BIB
AD	AREA DRAIN	EL	ELEVATION	IE	INVERT ELEVATION	RO	ROUGH OPENING
ACOUS	ACOUSTICAL	EP	ELECTRICAL PANEL	IN	INCH	ROW	RIGHT OF WAY
AFF	ABOVE FINISH FLOOR	EQ	EQUAL	INSUL	INSULATION	RS	RESAWN
ALUM	ALUMINUM	EQU	EQUIPMENT	INT	INTERIOR	S	SOUTH
APPROX	APPROXIMATE	EW	EACH WAY	JT	JOINT	SAT	SUSPENDED ACCOUSTICAL
ARCH	ARCHITECTURAL	EXT	EXTERIOR				TILE
				LAM	LAMINATED	SC	SOLID CORE
BD	BOARD	FDN	FOUNDATION	LAV	LAVATORY	SCHED	SCHEDULE
BLDG	BUILDING	FD	FLOOR DRAIN	LT	LIGHT	SECT	SECTION
BLK	BLOCK	FF	FINISHED FLOOR			SHT	SHEET
BLKG	BLOCKING	FIN	FINISH	MAX	MAXIMUM	SHTG	SHEATHING
BM	BEAM	FIXT	FIXTURE	MB	MACHINE BOLT	SIM	SIMILAR
BN	BOUNDARY NAILING	FLR	FLOOR	MECH	MECHANICAL	SPEC	SPECIFICATION
BOT	BOTTOM	FL	FLOW LINE	MET	METAL	SQ	SQUARE
BTWN	BETWEEN	FLOUR	FLOURESCENT	MFR	MANUFACTURER	SS	STAINLESS STEEL
		FH	FIRE HYDRANT	MH	MANHOLE	SSK	SERVICE SINK
C	CAMBER	FOM	FACE OF MASONRY	MISC	MISCELLANEOUS	STD	STANDARD
CATV	CABLE TELEVISION	FOS	FACE OF STUD	MO	MASONRY OPENING	STL	STEEL
CB	CATCH BASIN	F/S	FINISH SURFACE	MTD	MOUNTED	STOR	STORAGE
CEM	CEMENT	FS	FLOOR SINK	MUL	MULLION	STRUCT	STRUCTURAL
CER	CERAMIC	FT	FOOT/FEET			SOV	SHUT OFF VALVE
CHB	CONCEALED HOSE BIB	FTG	FOOTING	N	NORTH	SYM	SYMMETRICAL
CI	CAST IRON	FURR	FURRING	NIC	NOT IN CONTRACT	TB	TOP OF BEAM
C/J	CEILING JOIST	FUT	FUTURE	NO	NUMBER	TC	TOP OF CURB
CJ	CONTROL JOINT			NOM	NOMINAL	TD	TOP OF DECK
CLG	CEILING			NTS	NOT TO SCALE	TEL	TELEPHONE
CLR	CLEAR			OA	OVERALL	T&G	TONGUE AND GROOVE
CMU	CONCRETE MASONRY UNIT			OC	ON CENTER	THK	THICK
C/O	CLEANOUT			OD	OUTSIDE DIAMETER	TJ	TRUSS JOIST
CO	CONDUIT ONLY	GA	GAUGE	OFD	OVERFLOW DRAIN	TP	TOP OF PARAPET
COL	COLUMN	GALV	GALVANIZED	OPG	OPENING	TS	TOP OF SHEATHING
CONC	CONCRETE	GC	GENERAL CONTRACTOR	OPP	OPPOSITE	TW	TOP OF WALL
CONN	CONNECTION	GI	GALVONIZED IRON			TYP	TYPICAL
CONSTR	CONSTRUCTION	GL	GLASS	PARTN	PARTITION	UBC	UNIFORM BUILDING CODE
CONT	CONTINUOUS	GLB	GLUE LAMINATED BEAM	PL	PROPERTY LINE	UON	UNLESS OTHERWISE NOTED
CONTR	CONTRACTOR	GND	GROUND	PLAS	PLASTER		
CTSK	COUNTERSUNK	GR	GRADE	PLBG	PLUMBING		
CY	CUBIC YARD	GYP	GYP SUM	PLYWD	PLYWOOD	VERT	VERTICAL
				POC	POINT OF CONNECTION	VTR	VENT THROUGH ROOF
DBL	DOUBLE			PR	PAIR		
DEPT	DEPARTMENT			PT	PRESSURE TREATED	W	WEST
DET	DETAIL	HB	HOSE BIB			W/	WITH
D/F	DOUGLAS FIR	HC	HOLLOW CORE	QT	QUARRY TILE	WC	WATER CLOSET
DF	DRINKING FOUNTAIN	HDR	HEADER			WD	WOOD
DIA	DIAMETER	HDW	HARDWARE	R	RADIUS	WH	WATER HEATER
DIM	DIMENSION	HT	HEIGHT	RD	ROOF DRAIN	W/O	WITHOUT
DN	DOWN	HM	HOLLOW METAL	RDWD	REDWOOD	WPJ	WEAKENED PLAN JOINT
DR	DOOR	HORIZ	HORIZONTAL	REF	REFERENCE	WR	WATER RESISTANT
DS	DOWNSPOUT	HP	HIGH POINT	REFR	REFRIGERATOR	WWF	WELDED WIRE FABRIC
DWG	DRAWING						

## PROJECT SUMMARY

PROJECT DESCRIPTION:  
WOOD FRAMED SINGLE STORY RESIDENTIAL BUILDING.  
3 BEDROOM 2 3/4 BATH W/ 2 CAR GARAGE.

OCCUPANCY GROUP: R-3 RESIDENTIAL

LIVING SPACE 1,368 S.F.  
GARAGE 572 S.F.  
DECK 247 S.F.

TOTAL COVERAGE AREA

LAND AREA

COVERAGE AREA / LAND AREA:

FRESH WATER SOURCE  
SANITATION SYSTEM

LOADS:  
LIVE-FLOOR 40 PSF  
LIVE-STAIRWAYS 100 PSF  
LIVE-DECK 60 PSF

SEISMIC ZONE  
SOIL BEARING  
MINIMUM BASIC WIND SPEED  
WIND EXPOSURE

SHEET TITLE: TITLE SHEET

PROJECT NO: 2006016

DATE: 9/12/06

DRAWN BY: RLA

SCALE:

SHEET NO.:

# A0.1

① SITE PLAN  
1/8" = 1'-0"

**A0.2**

PROJECT NO: 2006016

DATE: 9/12/06

DRAWN BY: RLA

SCALE: 1/8" = 1'-0"

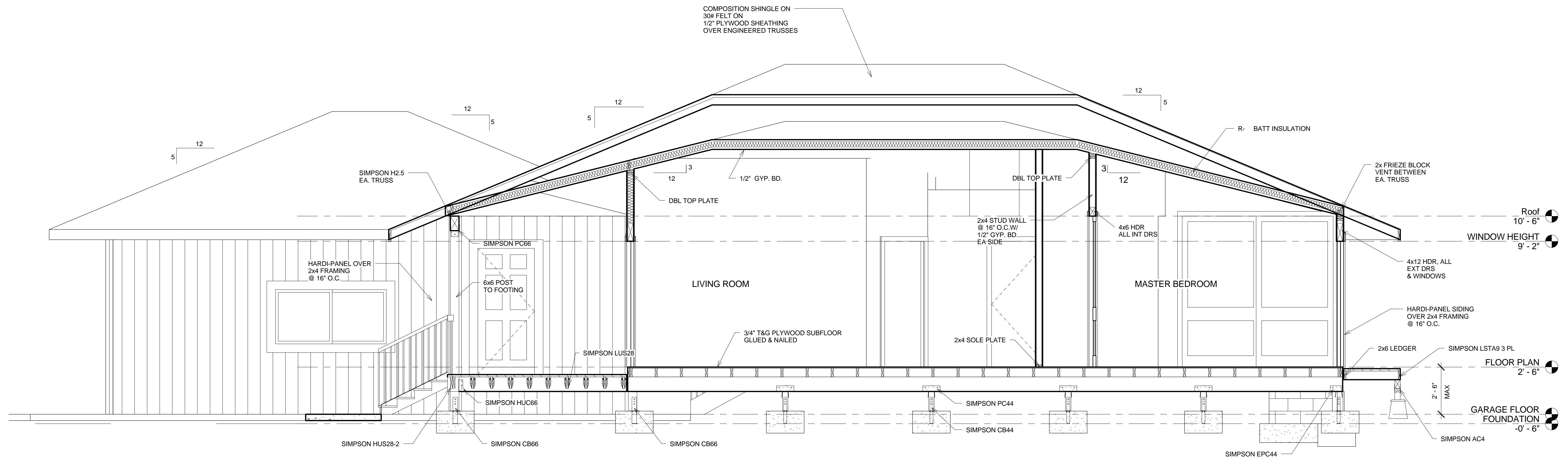
SHEET NO.:

SHEET TITLE: **SITE PLAN**

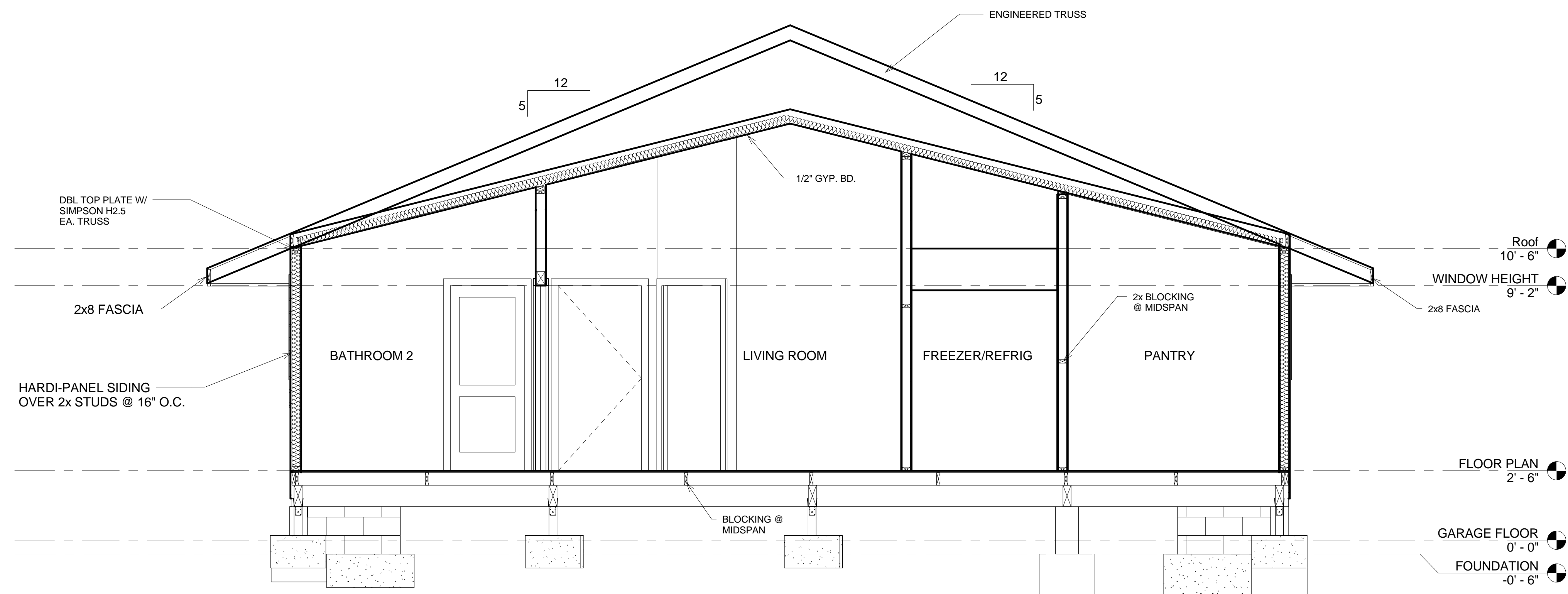
REV.	DESCRIPTION	DATE







1 BUILDING SECTION 1  
3/8" = 1'-0"



2 BUILDING SECTION 2  
3/8" = 1'-0"

REV.	DESCRIPTION	DATE

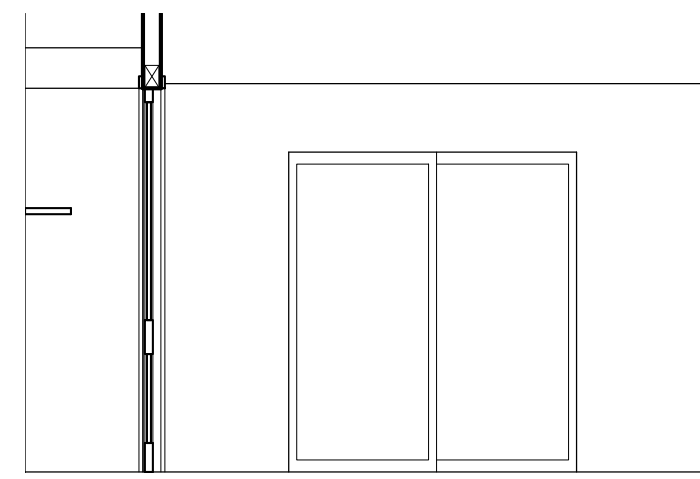
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PROJECT NO: 2006016  
 DATE: 9/12/06  
 DRAWN BY: RLA  
 SCALE: 3/8" = 1'-0"  
 SHEET NO.:

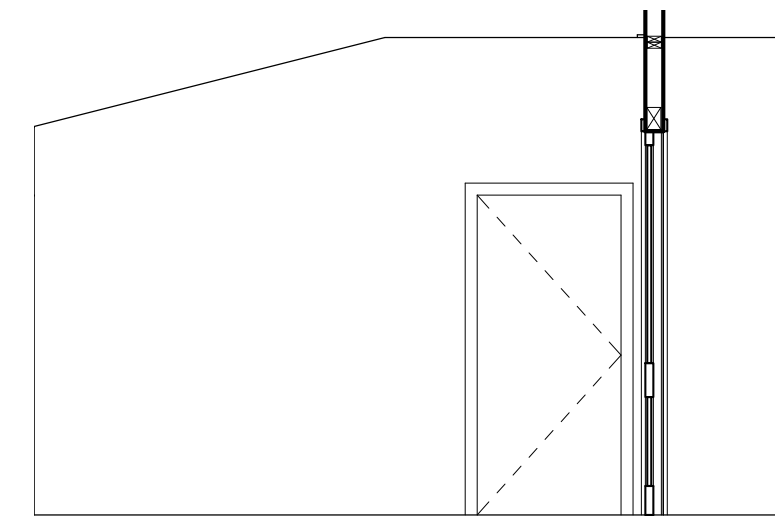
**A3.1**



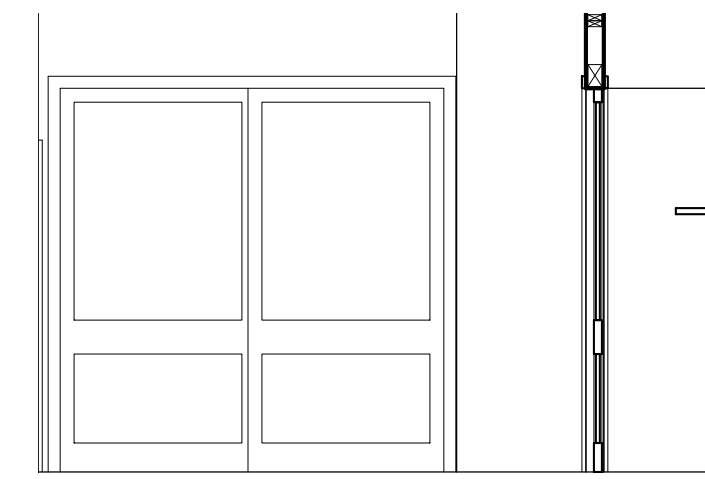




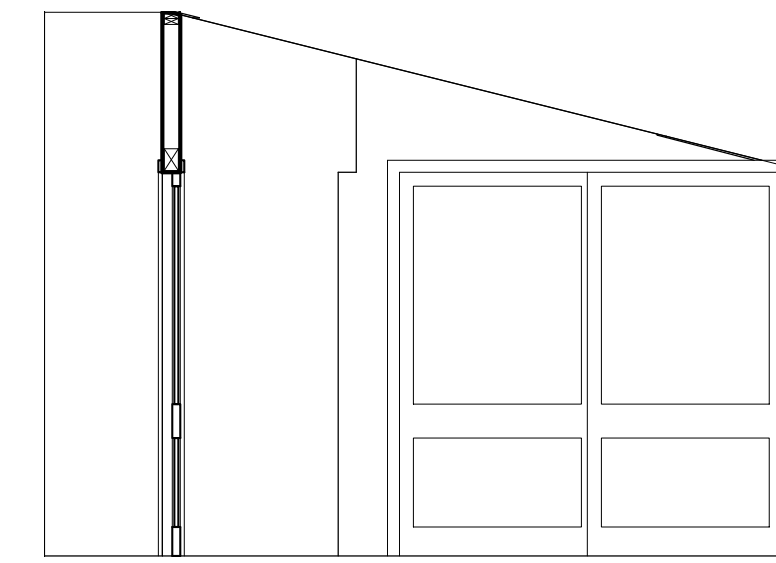
9 MASTER BEDROOM - A  
1/4" = 1'-0"



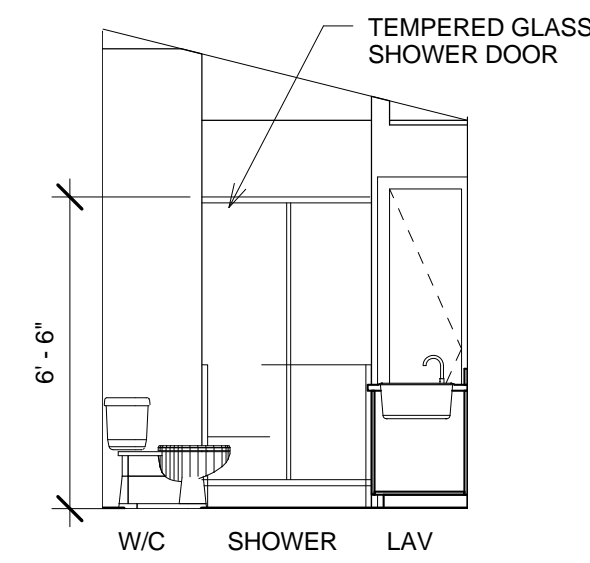
10 MASTER BEDROOM - B  
1/4" = 1'-0"



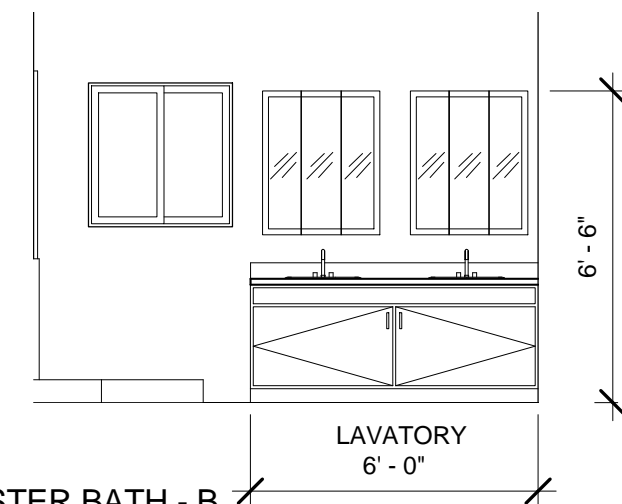
11 MASTER BEDROOM - C  
1/4" = 1'-0"



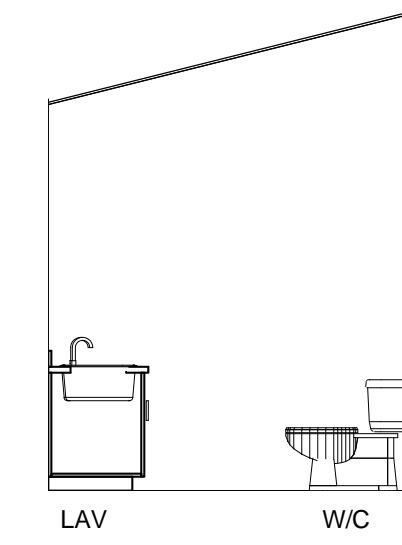
12 MASTER BEDROOM - D  
1/4" = 1'-0"



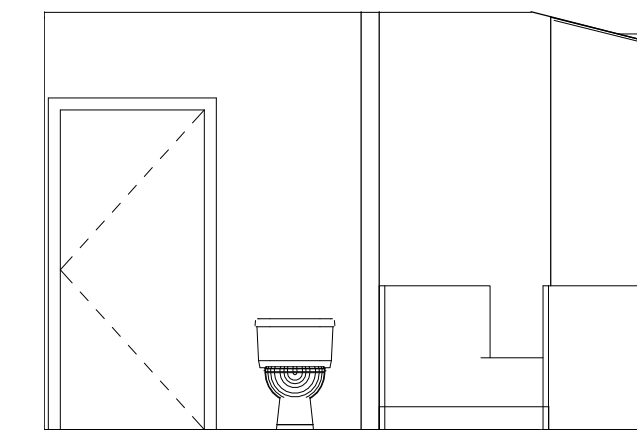
13 MASTER BATH - A  
1/4" = 1'-0"



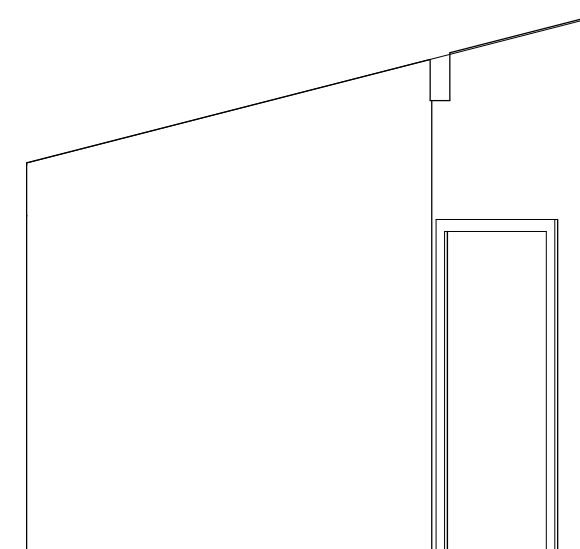
14 MASTER BATH - B  
1/4" = 1'-0"



15 MASTER BATH - C  
1/4" = 1'-0"



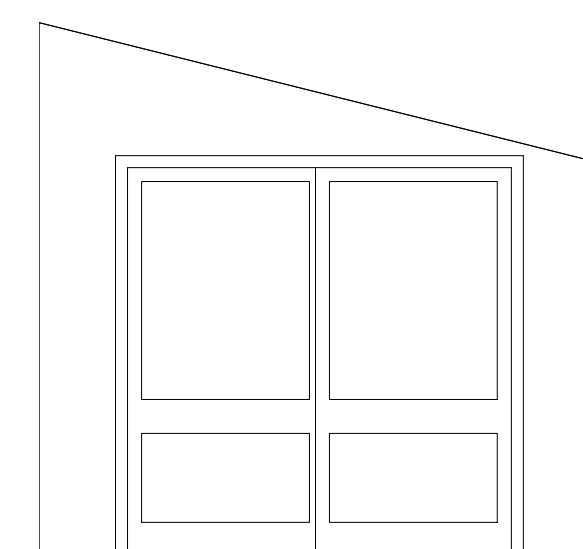
16 MASTER BATH - D  
1/4" = 1'-0"



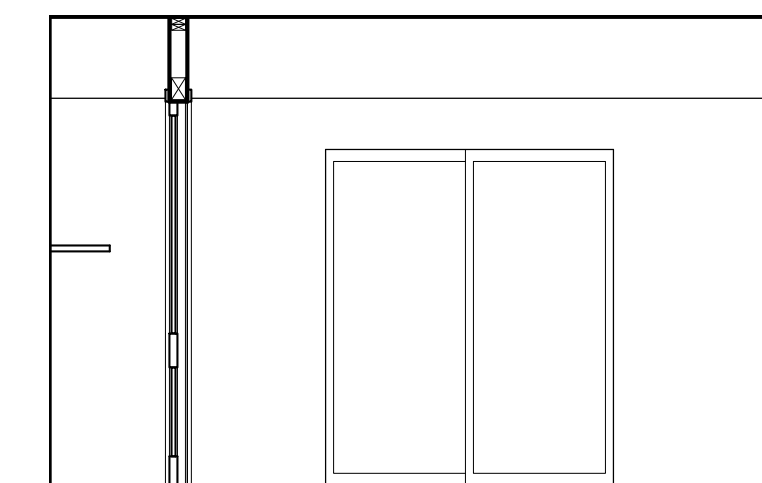
1 BEDROOM #3 - A  
1/4" = 1'-0"



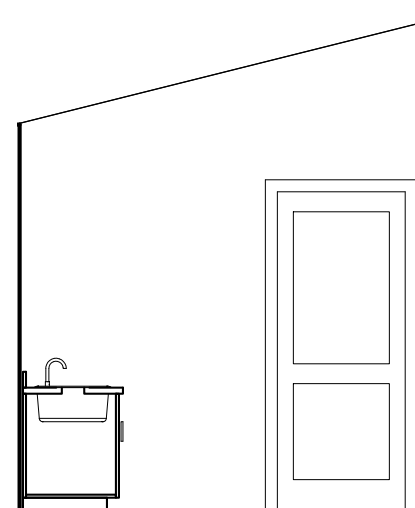
2 BEDROOM #3 - B  
1/4" = 1'-0"



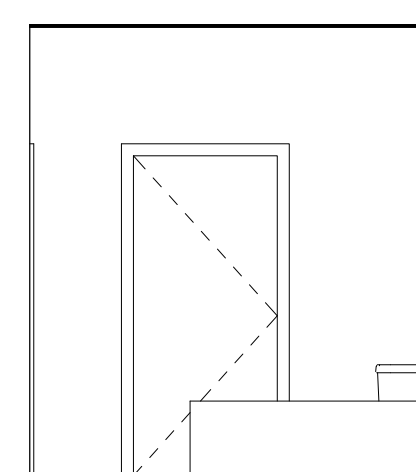
3 BEDROOM #3 - C  
1/4" = 1'-0"



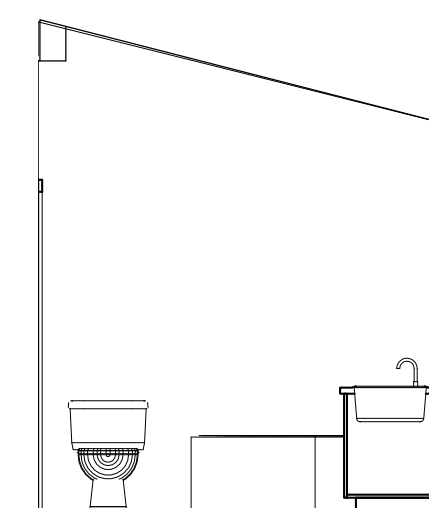
4 BEDROOM #3 - D  
1/4" = 1'-0"



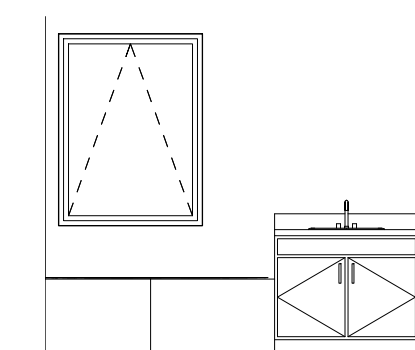
5 BATHROOM #2 - A  
1/4" = 1'-0"



6 BATHROOM #2 - B  
1/4" = 1'-0"



7 BATHROOM #2 - C  
1/4" = 1'-0"



8 BATHROOM #2 - D  
1/4" = 1'-0"

REV.	DESCRIPTION	DATE

SHEET TITLE: INTERIOR ELEVATIONS

PROJECT NO: 2006016  
DATE: 9/12/06  
DRAWN BY: Author  
SCALE: 1/4" = 1'-0"  
SHEET NO.:

A4.2





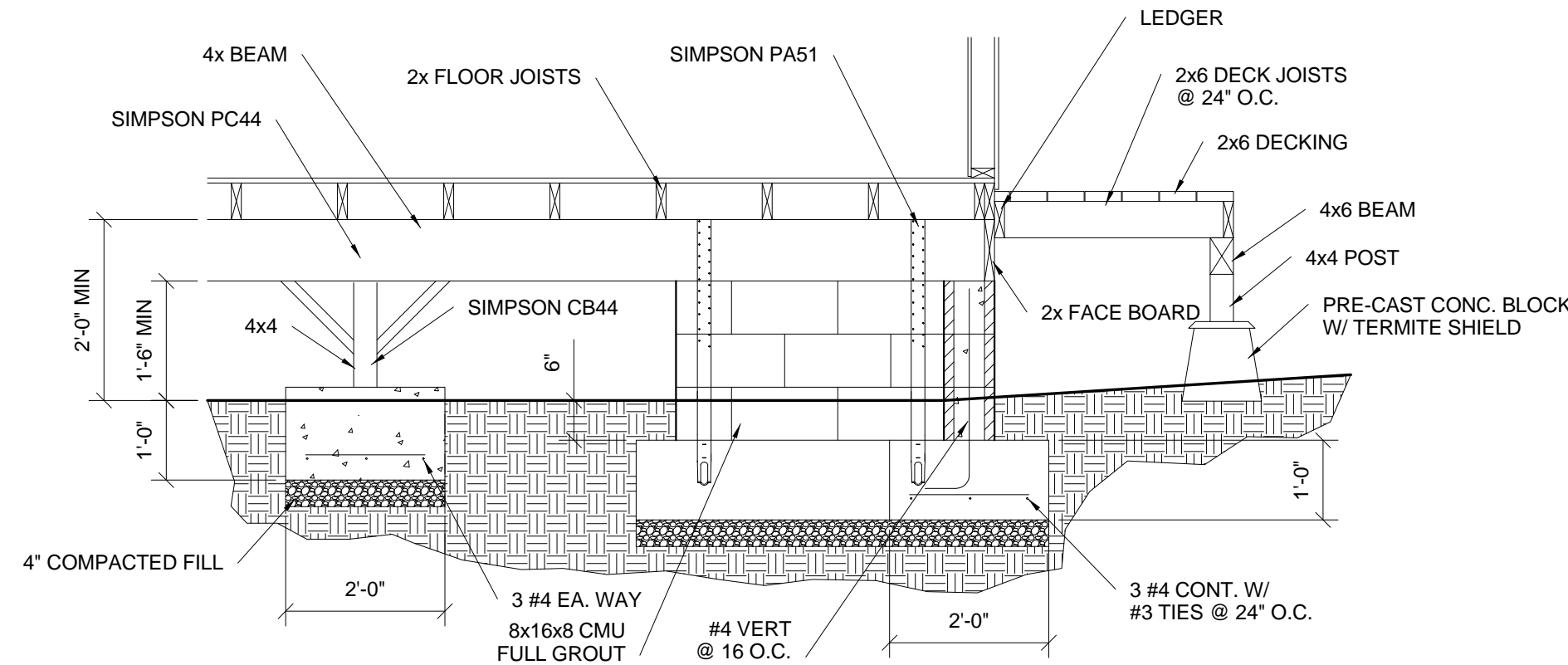


**CONCRETE & REINFORCING**

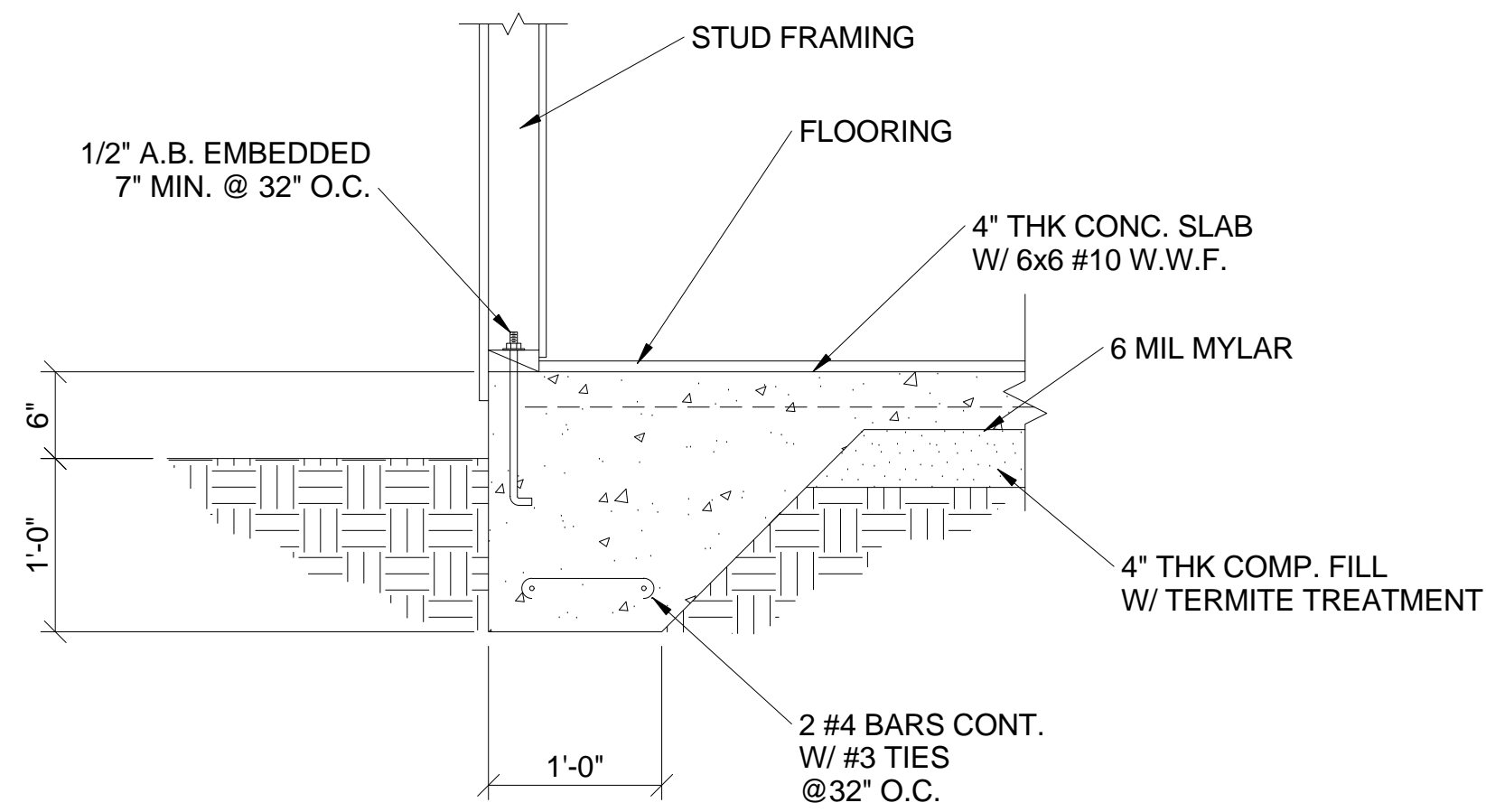
1. NOTIFY ARCHITECT TWO WORKING DAYS PRIOR TO ANY CONCRETE POUR.
2. USE TYPE I OR II CEMENT CONFORMING WITH A.S.T.M. C-150. CONCRETE SHALL HAVE COMPRESSIVE STRENGTHS AT 28 DAYS AS FOLLOWS: SLAB ON GRADE & FOUNDATIONS.....3,000 PSI, PROVIDE MINIMUM OF 4.6 SACKS OF CEMENT EACH CUBIC YARD OF CONCRETE.
3. HARDROCK AGGREGATES SHALL CONFORM TO A.S.T.M. C-33 AND SHALL BE ONE INCH MAXIMUM SIZE.
4. MAXIMUM SLUMP FOR ALL CONCRETE SHALL BE 4 INCHES.
5. ALL REINFORCING STEEL SHALL BE NEW STOCK DEFORMED BARS CONFORMING TO A.S.T.M. A-615 GRADE 60 UNLESS OTHERWISE NOTED. PLACEMENT OF REINFORCING STEEL SHALL BE IN ACCORDANCE WITH A.C.I. 315 AND A.C.I. 318. ALL REINFORCING STEEL SHALL BE CLEAN OF RUST, GREASE OR OTHER MATERIALS LIKELY TO IMPAIR BOND. ALL BENDS SHALL BE MADE COLD.
6. ALL REINFORCING STEEL SHALL BE LAPPED 30 BAR DIAMETERS OR EIGHTEEN INCHES, WHICHEVER IS GREATER, AT SPLICES. ALL SPLICES SHALL BE MADE AWAY FROM THE POINT OF MAXIMUM STRESS.
7. WIRE MESH SHALL CONFORM TO A.S.T.M. A-185, SUPPORTED BY SUITABLE REINFORCING STEEL "CHAIRS", OR PROVIDE MASONRY BLOCKOUTS AS CHAIRS. PROVIDE A MINIMUM EIGHT INCHES LAP.
8. CONCRETE COVER TO REINFORCING STEEL SHALL BE AS FOLLOWS:  
POURED AGAINST EARTH.....3 INCHES  
EXPOSED TO EARTH, BUT POURED AGAINST FORMS:.....2 INCHES  
SLABS ON GRADE (WIRE MESH).....1-1/2 INCHES
9. ALL CONCRETE FLOOR SLABS SHALL BE STEEL TROWELED TO AN APPROXIMATELY SMOOTH FINISH, BROUGHT TO TRUE EVEN PLANES AND LEVEL. UNLESS OTHERWISE SPECIFIED, ALL CONCRETE WALKS AND DRIVEWAYS SHALL BE BROOM FINISHED AND PROPERLY PITCHED TO DRAIN.
10. ALL CONCRETE SHALL BE CURED FOR A PERIOD NOT LESS THAN SEVEN DAYS BY ONE OF THE FOLLOWING METHODS. THE CURING MEDIUM SHALL BE APPLIED SO AS TO PREVENT CHECKING AND CRACKING OF THE SURFACE OF THE CONCRETE IMMEDIATELY AFTER PLACING AND SHALL BE MAINTAINED, SO TO PREVENT DETRIMENTAL LOSS OF WATER FROM THE CONCRETE FOR THE DURATION OF THE ENTIRE CURING PERIOD. PROTECT FRESH CONCRETE FROM HEAVY RAINS, FLOWING WATER, INJURIOUS ACTION OF THE SUN, AND MECHANICAL INJURY.  
APPROVED CURING METHODS:  
1. WATER CURING: BY CONTINUOUS MECHANICAL SPRINKLING.  
2. SATURATED SAND CURING: ONE INCH CONTINUOUSLY MOST SATURATED SAND COVER.  
3. CURING COMPOUNDS: SURFACE MEMBRANE TYPE OF APPROVED COMPOSITION AND CHARACTERISTICS.

**FOUNDATION**

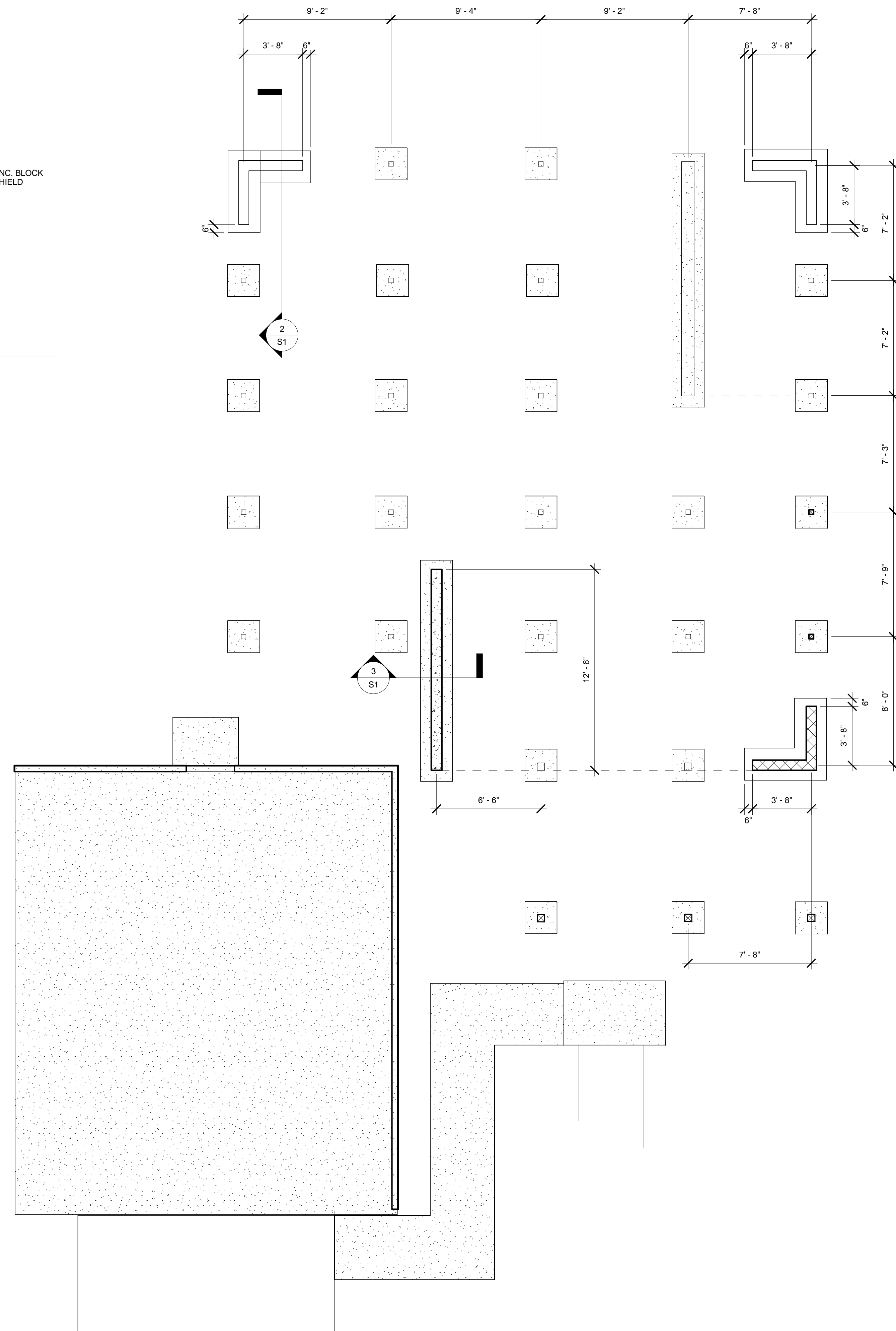
1. ALL CONCRETE FOOTINGS SHALL BEAR DIRECTLY ON UNDISTURBED SOIL.
2. ALL FOUNDATION EXCAVATIONS SHALL BE KEPT CLEAR OF WATER AT ALL TIMES. THE BOTTOM OF THE FOOTINGS EXCAVATION SHALL BE NEAT AND FREE OF LOOSE SOILS AND DEBRIS.
3. THE FINISH GRADE OUTSIDE THE SLAB SHALL BE SHAPED TO SHED WATER AWAY FROM THE FOUNDATIONS AND TO AVOID PONDING CONDITION NEAR SLAB AREA.
4. IF THE FOOTING IS LOCATED NEXT TO A UTILITY LINE, IT SHALL EXTEND TO THE BOTTOM OF THE UTILITY TRENCH TO REDUCE FOOTING SETTLEMENT DUE TO SETTLEMENT OF TRENCH BACKFILL.
5. FILLS AND BACKFILLS SHALL BE CLEAN GRANULAR FILL PLACED IN MAXIMUM 8-INCH LIFTS AND COMPACTED TO A MINIMUM OF 95% OF ITS MAXIMUM DRY DENSITY ESTABLISHED BY ASTM D-1557-78. THE ON SITE CLAY SOIL OR DEBRIS SHALL NOT BE USED FOR FILL MATERIAL BELOW STRUCTURES.
6. THE FILL AREA SHALL BE CLEARED OF VEGETATION AND DEBRIS PRIOR TO FILLING.
7. ALL PLUMBING, ELECTRICAL AND MECHANICAL PIPES AND CONDUIT SHALL BE A MINIMUM OF 4" BELOW ALL FOOTINGS, SLABS AND RETAINING WALLS. NO PIPING SHALL BE DIRECTLY EMBEDDED IN CONCRETE OR MASONRY.
8. ALL LANAI SLABS SHALL BE 3-1/2" BELOW FINISH FLOOR ELEVATION OF RESIDENCE AND SLOPE 1/8" PER FOOT AWAY FROM HOUSE.



2 FOOTING DETAIL  
1/2" = 1'-0"



3 STEM WALL  
3/4" = 1'-0"



1 FOUNDATION  
1/4" = 1'-0"

PROJECT NO: 2006016	DATE: 9/12/06	DRAWN BY: Author	SCALE: As indicated	SHEET NO.:
<b>S1</b>				



